



51 Francis Little Drive, Abingdon, OX14 5PN

Guide Price £360,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-proportioned and spacious three/four bedroom mid-terraced house situated in a convenient residential location in Abingdon. The ground floor accommodation includes an entrance hall with cloakroom, a spacious living/dining room, fitted kitchen and a conservatory providing an additional reception area with access to the garden. There is also a useful additional room, which could be used as a fourth bedroom, study or playroom.

On the first floor there are three further bedrooms, two of which are doubles and a family bathroom.

Externally, there is driveway parking and an enclosed rear garden.

The house offers flexible and versatile accommodation and would appeal to a range of buyers, including families and those looking for additional space.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard, superfast and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a medium risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Well-proportioned and spacious accommodation
- Three/four bedroom mid-terraced house
- Spacious living/dining room
- Kitchen and ground floor cloakroom
- Conservatory
- Three first floor bedrooms
- Additional reception room/bedroom 4/study or playroom
- Driveway parking
- Enclosed rear garden
- Council Tax Band: C / EPC Rating: C

The Location

Francis Little Drive is a popular and well established residential area in South Abingdon within easy reach of Abingdon town centre, and convenient access to shops, parks and excellent local schools.

Abingdon town centre offers a variety of shops, cafés, leisure facilities, and riverside walks along the Thames.

Commuters benefit from regular bus services to Oxford, Didcot and Milton Park, while the nearby A34 connects to the M4 and M40. Didcot Parkway station also provides mainline services to London Paddington in as little as 38 minutes.

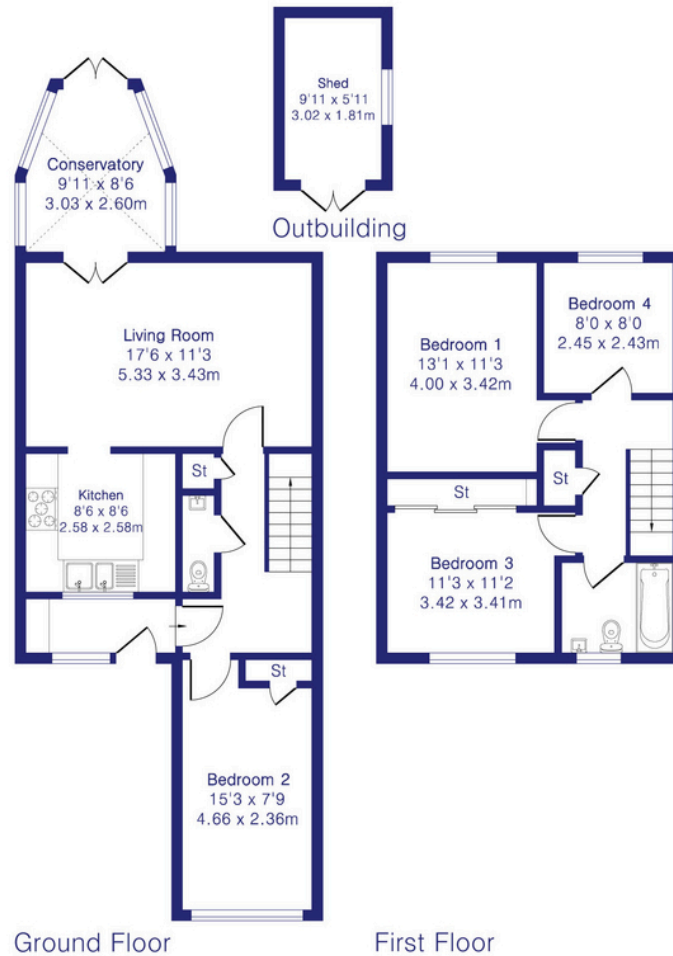


**Approximate Gross Internal Area 1038 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 417 sq ft – 39 sq m

Outbuilding Area 59 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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